

ORDER RECEIVED FOR FILING

DATE May 7, 1981
BY [Signature]
ADMINISTRATIVE ASSISTANT

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~be~~ granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, 7th Deputy, day of May, 1981, that the herein Petition for Variance(s) to permit a side yard setback of 36 feet in lieu of the required 50 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

[Signature]
Deputy Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

February 27, 1981

Mr. William C. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #147, Zoning Advisory Committee Meeting of February 17, 1981, are as follows:

Property Owner: A. T. Homes, Corp.
Location: E/S Valley Glen Court 870.65' S. of Ridge Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit a side setback of 36' in lieu of the required 50'.
Acres: 1.03 Acres
District: 8th

The proposed dwelling will be served by an existing well and a proposed sewage disposal system. Soil percolation tests have been conducted, the results of which will be valid until March, 1982.

Prior to occupancy of the dwelling, a bacteriological water sample must be collected to verify potability of the water supply.

Very truly yours,

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJF/als

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. REINCKE
CHIEF

March 20, 1981

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: A. T. Homes, Corp.

Location: E/S Valley Glen Court 870.65' S. of Ridge Road

Item No.: 147 Zoning Agenda: Meeting of March 17, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle end condition shown at EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

XX) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: [Signature] 3/22/81 Noted and [Signature] Approved:
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: February 20, 1981
FROM: Charles E. (Ted) Barnham
SUBJECT: Zoning Advisory Committee Meeting February 17, 1981

ITEM NO. 145 Standard Comment
ITEM NO. 146 See Comments
ITEM NO. 147 ✓ Standard Comment
ITEM NO. 148 Standard Comment

[Signature]
Charles E. (Ted) Barnham
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: February 12, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: February 17, 1981

RE: Item No: 145, 146, 147, 148
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,
[Signature]
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9050

February 4, 1981

DELAIR OFFICE
L. GERALD WOLFF
Landscape Architect
PHONE 838-0888

DESCRIPTION LOT 56 FOR SIDE YARD VARIANCES:

Beginning for the same at a point on the east side of Valley Glen Court at the distance of 870.65 feet southerly measured along the said east side of Valley Glen Court from the centerline of Ridge Road thence binding along the said east side of Valley Glen Court South 04 degrees 23 minutes 13 seconds East 150.00 feet thence easterly perpendicular to Valley Glen Court North 85 degrees 36 minutes 47 seconds East 300.00 feet thence parallel to Valley Glen Court North 04 degrees 23 minutes 13 seconds West 150.00 feet thence perpendicular to Valley Glen Court South 85 degrees 36 minutes 47 seconds West 300.00 feet to the place of beginning. Containing 1.03 Acres of land more or less.

[Signature]
Malcolm E. Hudkins
Registered Surveyor #5095

PETITION FOR VARIANCE

8th District

ZONING: Petition for Variance for side yard setback
LOCATION: East side of Valley Glen Court, 870.65 feet South of Ridge Road
DATE & TIME: Tuesday, April 14, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 36 feet in lieu of the required 50 feet

The Zoning Regulation to be excepted as follows:

Section 1A04.3.B.3 (103.3 & 1A00.3B.3) - side yard setbacks

All that parcel of land in the Eighth District of Baltimore County

Being the property of A.T. Homes, Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 14, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

March 9, 1981

Mr. Sidney C. Cohen, President
A.T. Homes Corporation
3402 Glade Avenue
Baltimore, Maryland 21208

NOTICE OF HEARING

RE: Petition for Variance - E/S Valley Glen Court, 870.65' S of Ridge Road - Case No. 81-176-A

TIME: 9:30 A.M.

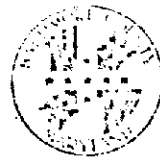
DATE: Tuesday, April 14, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
ZONING COMMISSIONER OF
BALTIMORE COUNTY

cc: Hudkins & Associates
200 E. Joppa Road
Room 101, Shell Building
Towson, Maryland 21204



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3333

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 7, 1981

Mr. Sidney C. Cohen, President
A. T. Homes Corporation
3402 Slade Avenue
Baltimore, Maryland 21208

RE: Petition for Variance
E/S of Valley Glen Court, 870.65' S of
Ridge Rd. - 8th Election District
A. T. Homes Corporation - Petitioner
NO. 81-176-A (Item No. 147)

Dear Mr. Cohen:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M. H. Jung
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Council

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 097276

DATE May 6, 1981 ACCOUNT 01-662

AMOUNT \$53.50

RECEIVED FROM: Sidney C. Cohen

FOR: Posting and Advertising of Case #81-176-A

777 MAY 7

5350

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 095189

DATE March 9, 1981 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED FROM: Sidney C. Cohen

FOR: Filing Fee for Case No. 81-176-A

777 MAY 10

2500

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

81-176-A

District 8th Date of Posting 3-29-81

Posted for: Variance

Petitioner: A.T. HOMES CORPORATION

Location of property: E/S Valley Glen Court 870.65' S of Ridge Road

Location of Signs: E/S Valley Glen Court - Approx. 920' South of Ridge Road

Remarks:

Posted by Stephen J. Crata Date of return: April 3, 1981

Number of Signs: 1

LEGAL NOTICES

Petition For Variance

8th District
Zoning: Petition for Variance for side yard setback

Location: East side of Valley Glen Court, 870.65 feet south of Ridge Road.

Date & Time: Tuesday, April 14, 1981 at 9:30 a.m.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit a side yard setback of 36 feet in lieu of the required 50 feet.

The Zoning Regulation to be excepted as follows:

Section 1A04.3.B.3 (100.3 & 1A.03.B.3) - side yard setbacks

All that parcel of land in the Eighth District of Baltimore County

Beginning for the same at a point on the east side of Valley Glen Court at the distance of 870.65 feet

southerly measured along the said east side of Valley Glen Court from the centerline of Ridge Road

thence binding along the said east side of Valley Glen Court south 04 degrees 23 minutes 13

seconds east 150.00 feet thence easterly perpendicular to Valley Glen Court north 85

degrees 36 minutes 47 seconds east 300.00 feet thence parallel to Valley Glen Court north 04

degrees 23 minutes 13 seconds west 150.00 feet thence perpendicular to Valley Glen Court south 85

degrees 36 minutes 47 seconds west 300.00 feet to the place of beginning. Containing 1.03 acres of more or less.

Being the property of A.T. Homes Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 14, 1981 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

BY ORDER OF: William E. Hammond, Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., March 26, 1981

This is to Certify, That the annexed

Petition

was inserted in The Essex Times, a newspaper

printed and published in Baltimore County, once in

each of one successive

weeks before the 26th day of

March, 19 81

Charles H. Hays Publisher.

PETITION FOR VARIANCE
8th DISTRICT

ZONING: Petition for Variance for side yard setback

LOCATION: East side of Valley Glen Court, 870.65 feet South of Ridge Road

DATE & TIME: Tuesday, April 14, 1981 at 9:30 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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feet thence easterly perpendicular to Valley Glen Court North 85 degrees 36 minutes 47 seconds East 300.00 feet thence parallel to Valley Glen Court North 04 degrees 23 minutes 13 seconds West 150.00 feet

thence perpendicular to Valley Glen Court South 85 degrees 36 minutes 47 seconds West 300.00 feet to the place of beginning. Containing 1.03 Acres of land more or less.

Being the property of A.T. Homes Corporation, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, April 14, 1981 at 9:30 A.M.

Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

By Order of: WILLIAM E. HAMMOND, Zoning Commissioner of Baltimore County

March 26

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 26, 19 81

THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper printed

and published in Towson, Baltimore County, Md., ~~on March 26~~

of one time ~~before the 11th~~

day of April, 19 81, the first publication

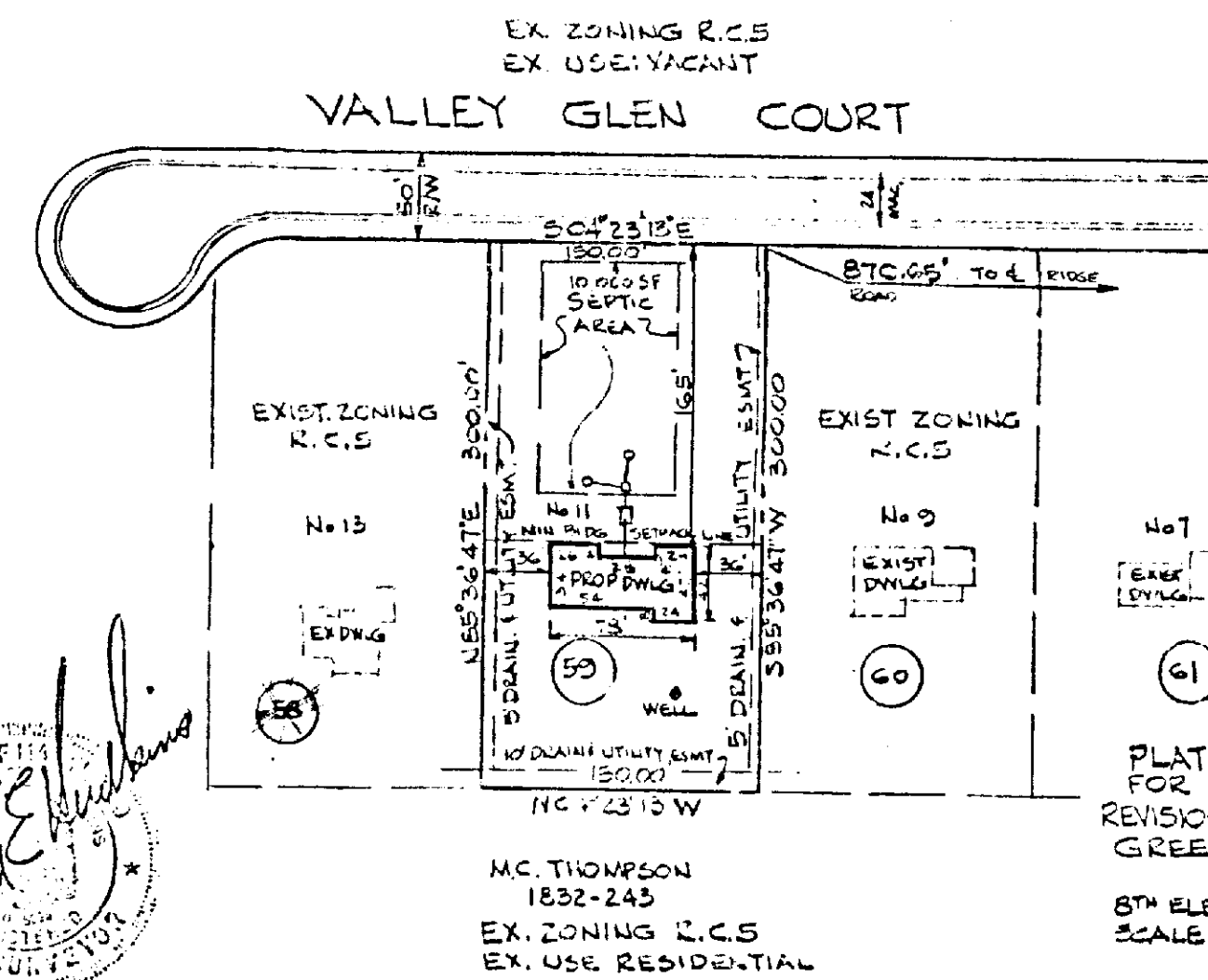
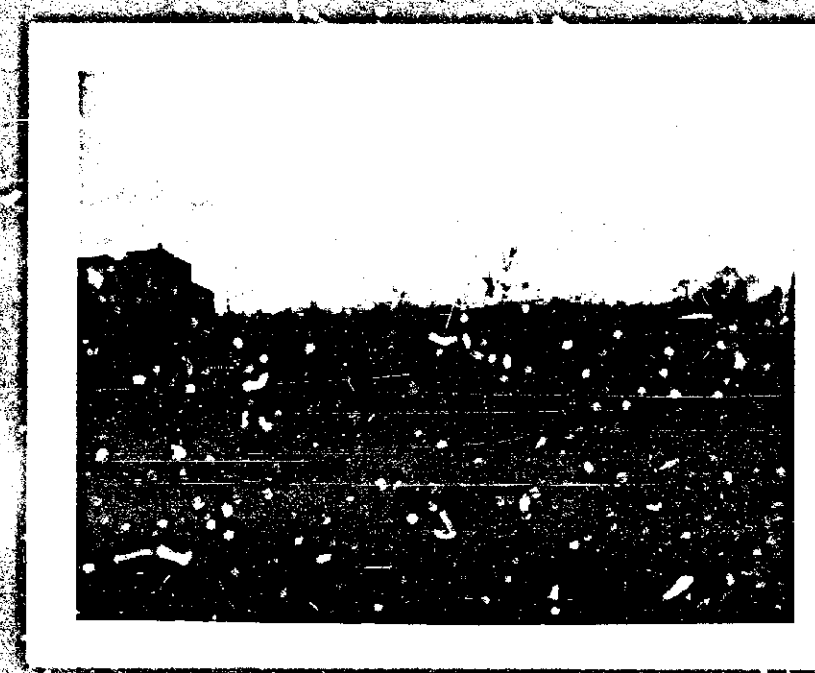
appearing on the 26th day of March

19 81.

THE JEFFERSONIAN,

R. L. Smith Manager.

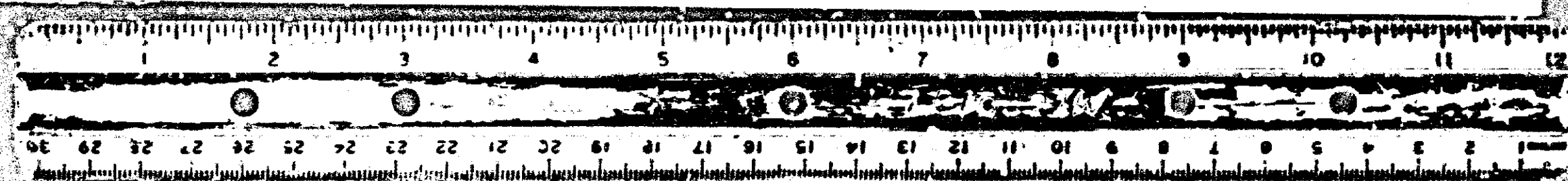
Cost of Advertisement, \$



PREVIOUS ZONING: R.D.P.
EXIST ZONING: R.C.S.
SIDE YARD REQUIRED: 50'
SIDE YARDS PROVIDED: 24'
AREA OF LOT: 45,000 S.F.
EXIST USE: VACANT
PROP. USE: SINGLE FAMILY RESIDENCE

PLAT TO ACCOMPANY APPLICATION
FOR SIDE YARD VARIANCES
REVISION TO LOT 50 AMENDED PLAT OF SECOND
GREEN VALLEY NORTH
ENK JR 46-142
8TH ELECTION DISTRICT BALTIMORE CO. MD
SCALE 1"=100'
JAN 4, 1981

PREPARED BY
HUDKINS ASSOCIATES INC
200 E. JOPPA RD TOWSON MD
21204



4 Aventura Court
Randallstown, Maryland 21133
December 6, 1984

Ms. Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County
Towson, Maryland 21204

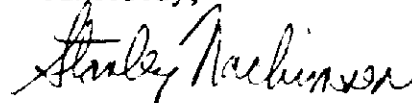
Dear Ms. Jung:

I am planning to purchase lot #59 in Green Valley North (11 Valley Glen Court). A zoning variance has been granted for that lot, and I would like clarification as to the exact variance which was granted and is now in effect.

The petition form is not clear as to whether one or both side yard setbacks are permitted to be 36 feet in lieu of the required 50 feet. The plan attached to the petition indicates 36 foot setbacks on both sides. My understanding in a telephone conversation with you is that permission was granted for both side yard setbacks to be 36 feet.

Please provide written clarification that both side yard setbacks for this lot are permitted to be 36 feet.

Sincerely,



Stanley Nachimson

Case 81-176-A

*Intent was 36 foot setbacks on both
sides*

*Jean M H Jung
12/6/84*